



20040901000489770 Pg 1/4 21.00
Shelby Cnty Judge of Probate, AL
09/01/2004 11:28:00 FILED/CERTIFIED

This deed prepared by:
GERALD D. COLVIN, JR.
Bishop, Colvin, Johnson & Kent
1910 - 1st Avenue, North
Birmingham, Alabama 35203

Send Tax Notice To:

CHARLES K ACKER
1510 AUGUSTA DR
ADA, OK 74820

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration, in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned CHARLES ACKER, as Trustee of Dove Ridge Development, Inc., a dissolved corporation, hereby remises, releases, quit claims, grants, sells and conveys to CHARLES ACKER, formerly the sole stockholder of Dove Ridge Development, Inc., a dissolved corporation, (hereinafter called Grantee), all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD to the said Grantee, his successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26 day of August, 2004.

Clear Title

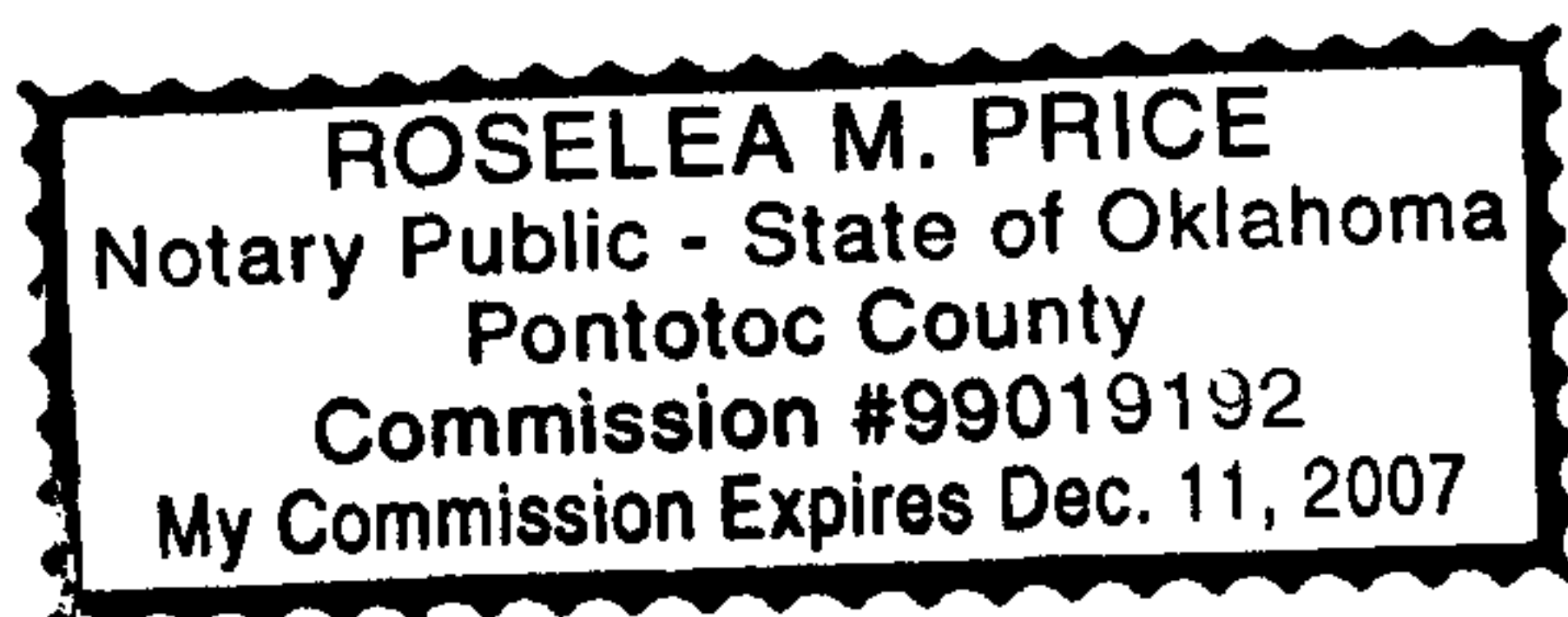

CHARLES KENNETH ACKER

STATE OF OKLAHOMA

COUNTY OF PONTOTOC)

I, the undersigned authority in and for said county and state hereby certify that Charles Kenneth Acker, whose name as Trustee of Dove Ridge Development, Inc., a dissolved corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN UNDER my hand and seal on this the 26th day of August, 2004.





Notary Public
My Commission Expires: 12/11/07

EXHIBIT A

Commence at the most southerly corner between Lots 231 and 232, Chandalar South Sixth Sector as recorded in Map Volume 7, Page 49, in the Office of the Judge of Probate, Shelby County, Alabama; thence run in a southwesterly direction for a distance of 120.00 feet (recorded) 120.08 feet (measured) along the southeasterly line of said Lot 231; thence turn an angle to the right of 25°30' (recorded) 25°32'43" (measured) and run in a southwesterly direction along the southline of Lot 231 for a distance of 98.31 feet to the point of beginning of the parcel herein described, said point being on the west line of the southwest quarter of the northeast quarter of Section 1, Township 20 South, Range 3 West; thence continue along last stated course for a distance of 21.70 feet; thence turn an angle to the right of 38°00'00" (recorded) 37°56'56" (measured) and run along the south line of Lot 231 and 230 for a distance of 130 feet (recorded) 130.02 feet (measured); thence turn an angle to the right of 40°31'35" (recorded) 40°31'14" (measured) and run along the southwesterly line of Lot 230 for a distance of 122.00 feet (recorded) 121.99 feet (measured); thence turn an angle to the right of 38°30'00" (recorded) 38°31'10" (measured) and run along the westerly line of said Lot 230 in a northerly direction for a distance of 128 feet (recorded) 128.07 feet (measured) to the southeasterly corner of Lot 228; thence turn an angle to the left of 80°30' (recorded) 80°29'48" (measured) and run along the southerly line of Lot 228 for a distance of 125.36 feet (recorded) 125.51 feet (measured) to the southeasterly corner of Lot 227; thence turn an angle to the right of 42°15'45" and run in a northwesterly direction along the southwesterly line of Lot 227 for a distance of 106.51 feet (recorded) 106.42 feet (measured); thence turn an angle to the left of 90°02'20" and run in a southwesterly direction along the southeasterly line of an open space and Lot 221 of said Chandalar South Sixth Sector for a distance of 146.65 feet to an angle point in Lot 221 of said Chandalar South Sixth Sector; thence turn an angle to the right of 51°24'21" (recorded) 51°25'04" (measured) and run in a northwesterly direction for a distance of 145.00 feet (recorded) 145.05 feet (measured) to an angle point on said Lot 221; thence turn an angle to the left of 43°46'04" (recorded) 43°46'20" (measured); thence run in a southwesterly direction for a distance of 193.17 feet (recorded) 193.19 feet (measured) to an angle point in said Lot 221; thence turn an angle to the left of 31°12'57" and run in a southeasterly direction for a distance of 201.55 feet to the southeasterly corner of Lot 1 of Dove Ridge Ad to Chandalar South; thence left 85 degrees 34'13", 15.00 feet; thence right 90 degrees 30', 201.18 feet to the southeasterly corner of Lot 2 of Dove Ridge Ad to Chandalar South; thence right 80 degrees, 58.69 feet; thence right 36 degrees 36'41", 111.20 feet to a point on the southeasterly right-of-way line of Dalton Drive, a public street, said point being in a curve to the right having a radius of 513.44 feet, being concave northwesterly; thence run in a southwesterly direction along the arc of said curve for a distance of 12.47 feet to the end of said curve; thence run tangent to said reverse curve in a southwesterly direction along said right-of-way line for a distance of 52.85 feet to a point on the northeast line of Lot 201 Chandalar South Fifth Sector as recorded in Map Volume 6, Page 146,

in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of $82^{\circ}13'23''$ and run in a southeasterly direction along the northeast line of Lots 201 and 202 for a distance of 410.21 feet to the most easterly corner of Lot 202 of said subdivision; thence turn an angle to the right of $81^{\circ}23'30''$ (recorded) $81^{\circ}22'37''$ (measured) and run in a southwesterly direction along the southeast line of Lot 202 for a distance of 69.58 feet (recorded and measured) to a point on the northeast right-of-way line of Chandalar Lane, said point being on a curve concave to the southwest having a radius of 281.00 feet and a central angle of 17 degrees $06'53''$; thence run in a southeasterly direction along the arc of said curve for a distance of 83.93 feet to a point being the northwest corner of Lot 1 of Dove Ridge Second Addition to Chandalar South; thence run northeasterly along said lot northwest line 145.30 feet; thence right 100 degrees $47'22''$, 173.18 feet; thence left 67 degrees $19'25''$, 26.89 feet across an Alabama Power Company transmission line easement to the northwest corner of Lot 179 of Chandalar South Fourth Sector as recorded in Map Volume 6, Page 69, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of $1^{\circ}20'25''$ and run along the northwesterly line of said Lot 179 and Lots 180 and 181 of said Chandalar South Fourth Sector for a distance of 310.00 feet (recorded) 309.94 feet (measured); thence turn an angle to the right of $32^{\circ}30'$ (recorded) $32^{\circ}30'36''$ (measured) and run along the north line of Lots 181 and 182 of said Chandalar South Fourth Sector for a distance of 241.83 feet (recorded) 241.82 feet (measured); thence turn an angle to the left of $12^{\circ}15'00''$ (recorded) $12^{\circ}12'39''$ (measured) and run in a northeasterly direction along the northwesterly line of said Lots 183 and 184 Chandalar South Fourth Sector for a distance of 178.46 feet (recorded) 178.49 feet (measured); thence turn an angle to the left of $16^{\circ}50'00''$ (recorded) $16^{\circ}51'24''$ (measured) and run along the northwesterly line of said Lot 185 Chandalar South Fourth Sector for a distance of 150.00 feet (recorded) 150.09 feet (measured) to an angle point in said Lot 185; thence turn an angle to the right of $61^{\circ}15'00''$ (recorded) $61^{\circ}14'20''$ (measured) and run in a southeasterly direction along the north line of Lots 185 and 186 Chandalar South Fourth Sector for a distance of 128.88 feet to a point on the west line of the southwest quarter of the northeast quarter of Section 1, Township 20 South, Range 3 West; thence turn an angle to the left of $97^{\circ}58'03''$ and run in a northerly direction along the west line of said quarter-quarter section for a distance of 57.78 feet to the point of beginning. Containing 11.82 acres, more or less.